

OFFERING MEMORANDUM

FOR SALE OR LEASE ±4,980 SF OFFICE BUILDING

2230 FARADAY AVENUE, CARLSBAD, CA 92008

km Kidder
Mathews

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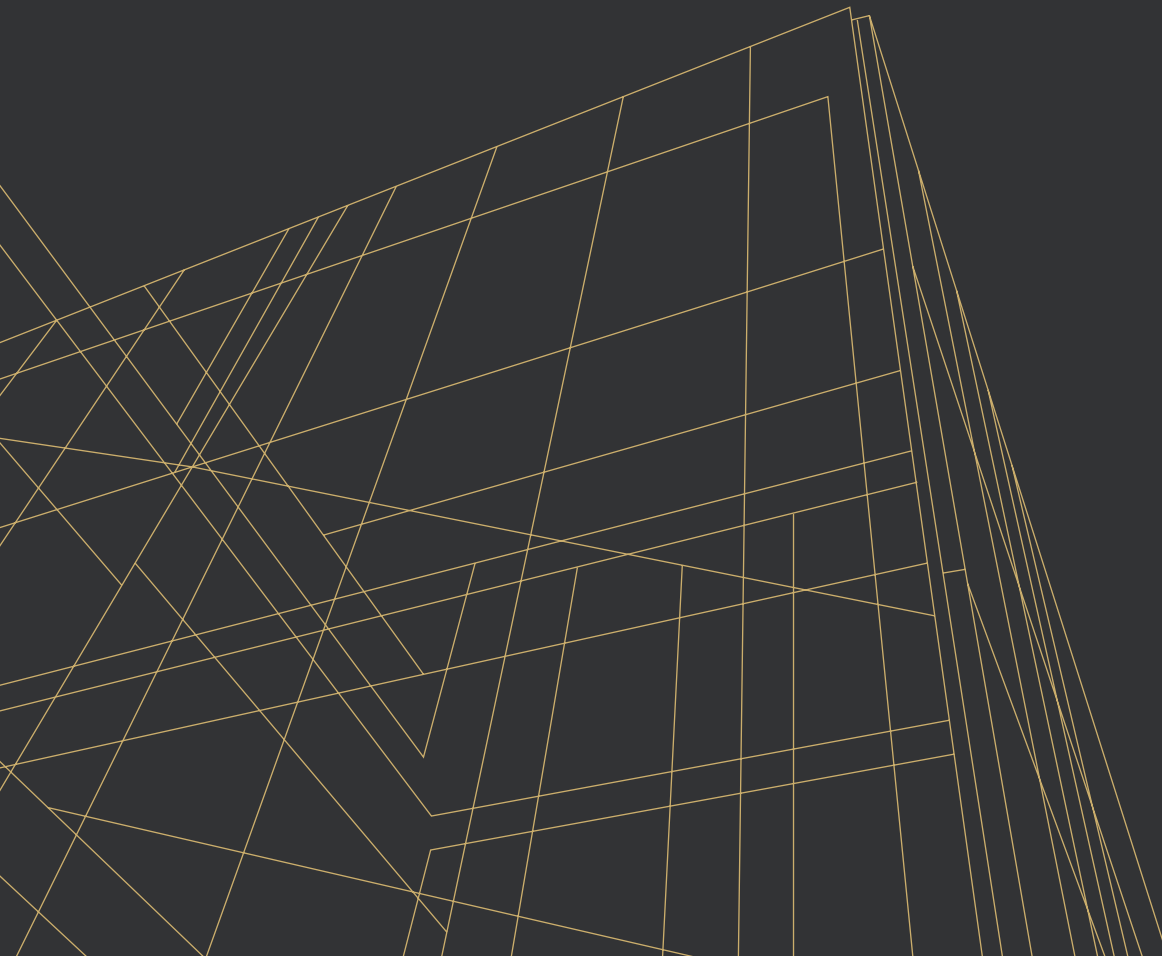
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PROPERTY OVERVIEW

Section 01

±4,980 SF
FREESTANDING
SINGLE-STORY
OFFICE BUILDING
LOCATED IN THE
FARADAY SPECTRUM

Frontage on Faraday Avenue

Mix of private offices and open office areas, break room, restrooms and conference room

Current lease thru 12/31, but may be available sooner

Furniture may be included

Parking ratio 4 / 1,000 SF (20 spaces)

Operable windows

Lease Rate \$2.65 / SF Gross + E & J

Sale Price \$2,365,500

\$2.65

LEASE RATE SF
GROSS + E & J

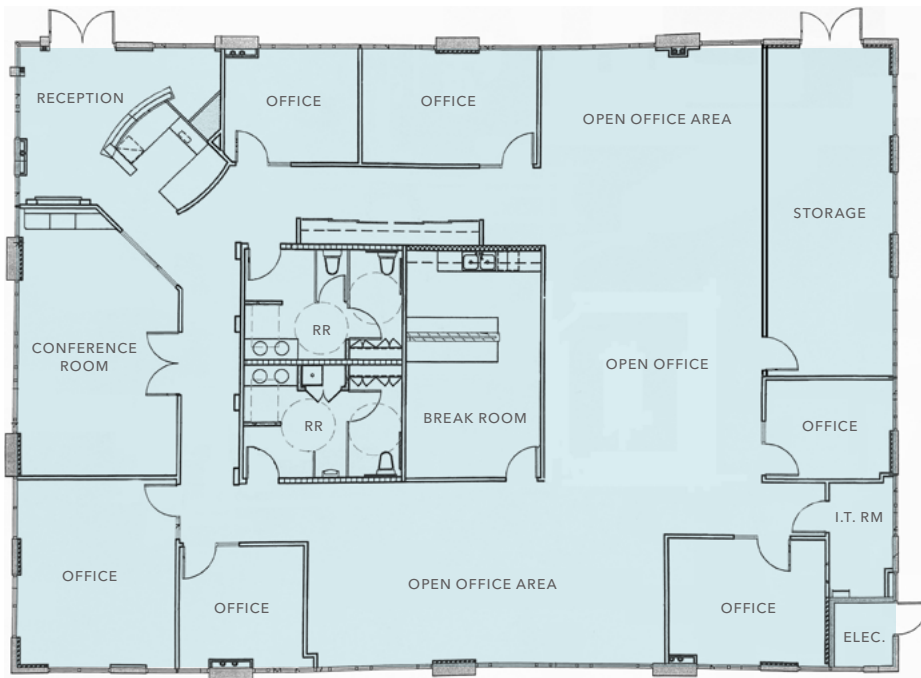
\$2,365,500

SALE PRICE

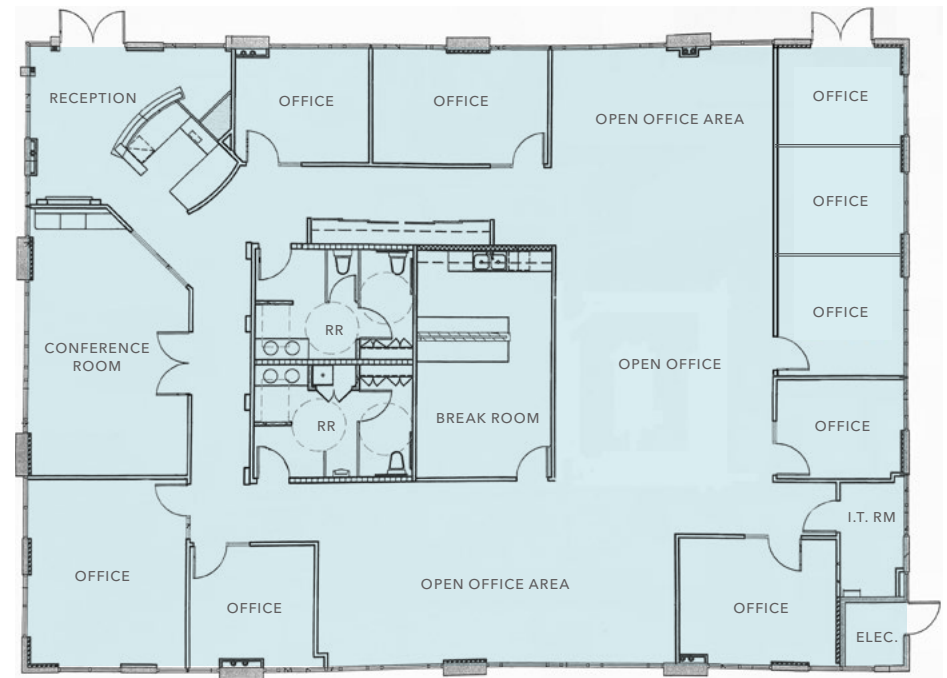


ADDRESS	2230 Faraday Ave, Carlsbad, CA 92008
CURRENT LEASE	Thru 12/31 (may be available sooner)
PARKING RATIO	4 / 1,000 SF (20 spaces)
ZONING	C - M

FLOOR PLANS



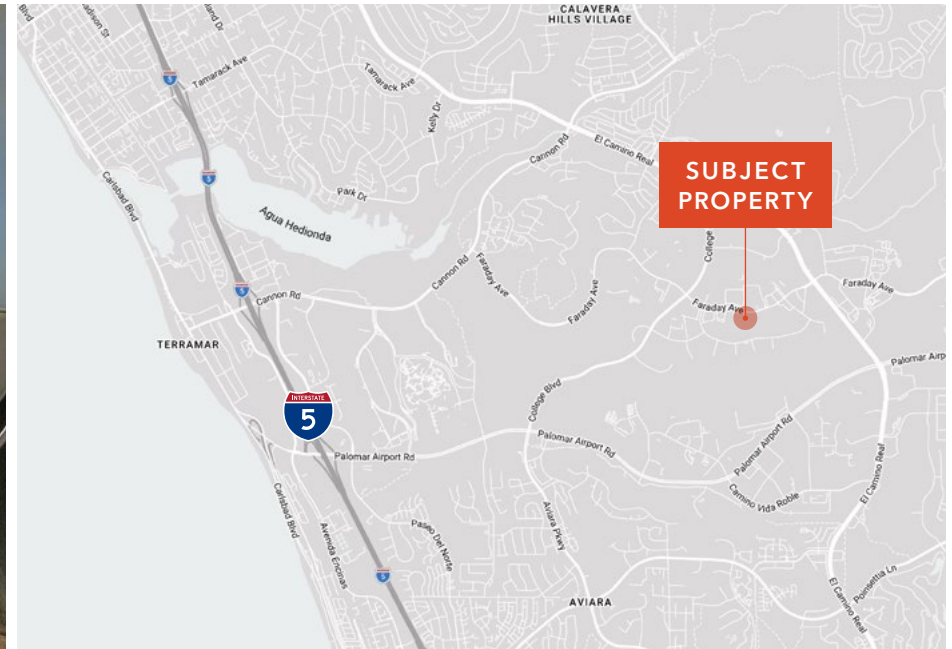
CURRENT FLOOR PLAN

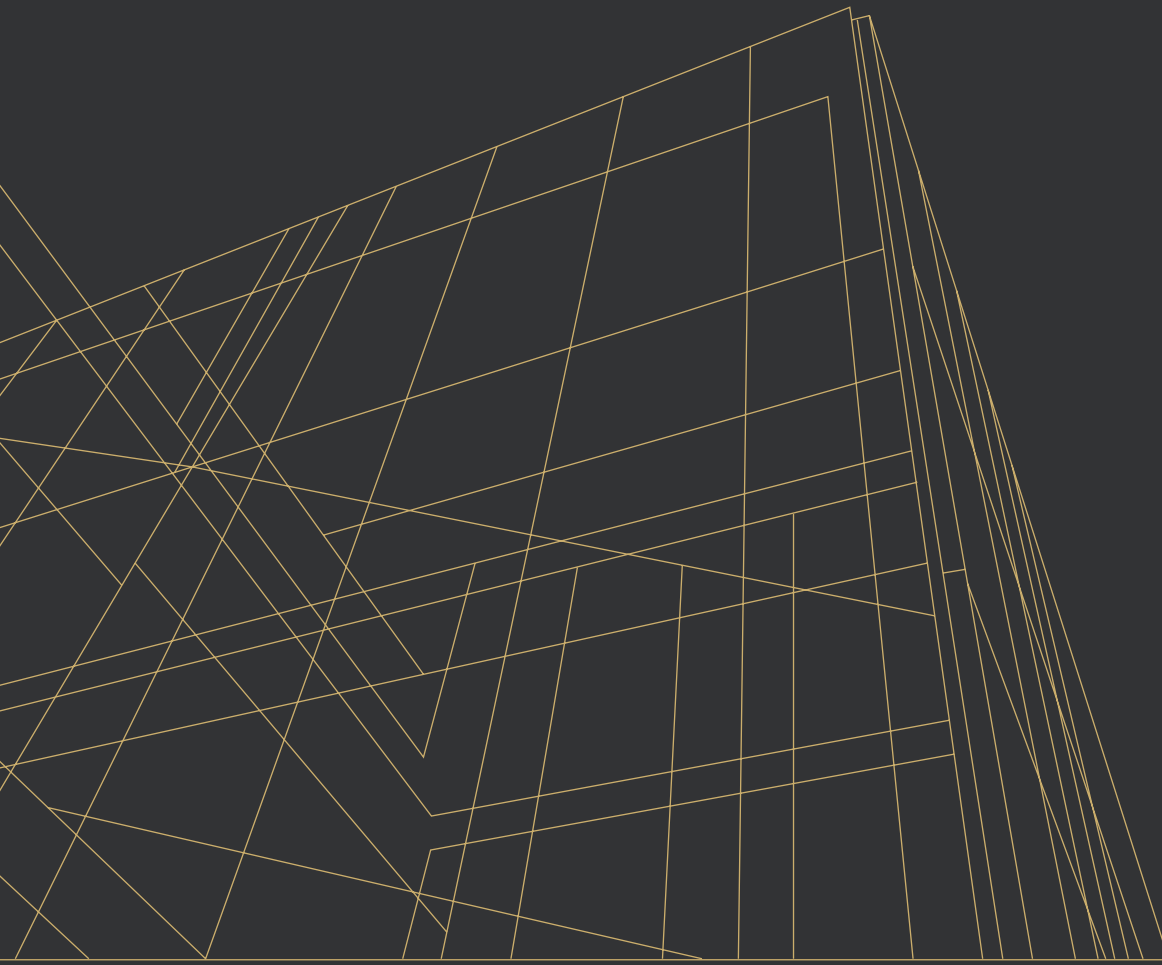


CONCEPTUAL FLOOR PLAN

3 additional private offices vs. storage area

PROPERTY OVERVIEW





LOCATION OVERVIEW

Section 02



CARLSBAD SAN DIEGO, CA

Carlsbad is a scenic coastal resort city located in the North County region of San Diego County, California, roughly 35 miles north of downtown San Diego. Known as "The Village by the Sea," it features seven miles of pristine Pacific coastline, world-class golf courses, a thriving culinary scene, and major family attractions.

Carlsbad's surrounding neighborhoods boast strong household income levels that support luxury and premium retail spending. It is a premier coastal retail destination in North County San Diego, featuring upscale outdoor centers, historic village shopping, and major brand outlets. Key retail hubs include The Forum Carlsbad, Carlsbad Premium Outlets, and the historic Carlsbad Village.

114,746

2026
POPULATION

\$142,748

MEDIAN
INCOME

\$1.26M

MEDIAN
PROPERTY VALUE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	1,223	71,520	236,916
MEDIAN AGE	48.5	44.4	41.9
TOTAL BUSINESSES	1,829	6,276	14,958
TOTAL EMPLOYEES	32,096	82,416	151,532
WHITE COLLAR WORKERS	70.4%	77.9%	70.1%
BLUE COLLAR WORKERS	29.6%	22.1%	29.9%

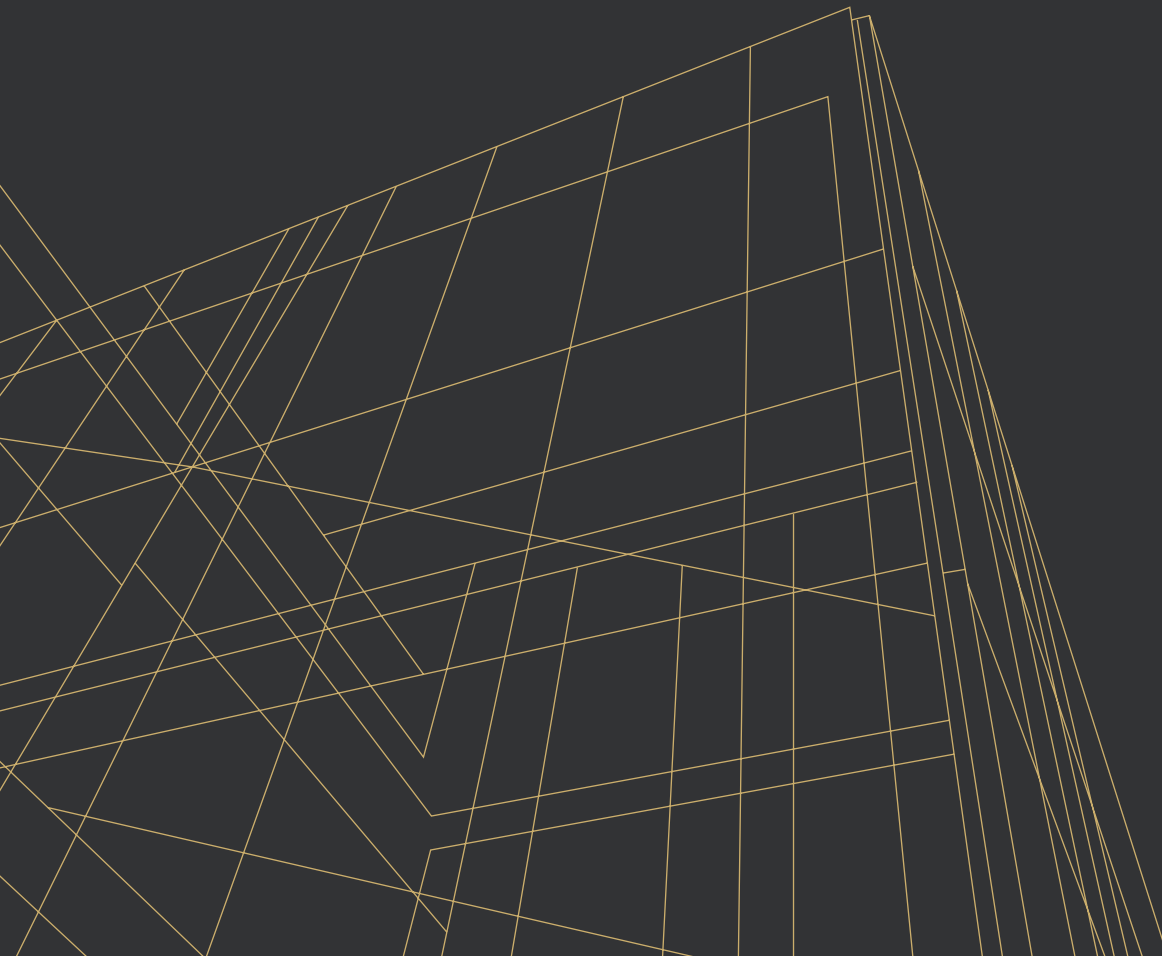
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 TOTAL	463	28,437	91,982
AVERAGE HOUSEHOLD SIZE	3.4	3.3	3.1
OWNER-OCCUPIED	73.9%	70.3%	60.9%
RENTER-OCCUPIED	6.1%	6.1%	6.5%

INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$327,614	\$199,828	\$178,592
2026 MEDIAN HH INCOME	\$181,007	\$156,244	\$138,192
2026 EST. PER CAPITA INCOME	\$124,665	\$79,544	\$69,475





KIDDER MATHEWS OVERVIEW

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NUMBER OF BROKERS

32.5M+

ANNUAL SF OF LEASES

32.4M+

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S



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